



City of Santa Barbara
Airport Department

DATE: August 18, 2010
TO: Airport Commission
FROM: Karen Ramsdell, Airport Director
SUBJECT: Lease Agreement – Harley Ogan, dba Harley Ogan Woodworking

RECOMMENDATION:

That Commission approve and authorize the Airport Director to execute a month-to-month Lease Agreement with Harley Ogan, dba Harley Ogan Woodworking, a Sole Proprietor, for 1600 square feet of industrial space in Building 223, at 94-A Frederick Lopez Road, at the Santa Barbara Airport, effective September 1, 2010, for a monthly rental of \$1,584, exclusive of utilities.

DISCUSSION:

The subject Premises is located north of Hollister Avenue in an Airport Industrial (AI-1) zone.

Harley Ogan Woodworking is a Santa Barbara carpentry and cabinet-making business and has been an Airport tenant in good standing since 1997. The Premises is used for an office, storage, and workshop space. The use conforms to existing zoning.

The proposed monthly rental is based on a rate of \$.99 per square foot for the industrial space and \$.75 per square foot for storage, and is comparable to other buildings on the Airport for similar use and in similar condition.

In addition, Mr. Ogan will pay all monthly utility charges including \$65.50 for water and \$35.25 for sewer service.

The proposed Lease Agreement has been negotiated based upon the criteria set forth in Resolution 93-127, and has been reviewed and determined to be exempt from environmental review.

PREPARED BY: Business & Property Division

ATTACHMENT: Map